



Financial Summary

Bella Vista Condominium, Inc.

July 2024

ASSETS		LIABILITIES	
Cash in Bank - Operating	49,518.35	Payables/Prepays	334,228.14
Cash in Bank - Reserves	1,274,346.96	Reserves (net)	0.00
Special Assessment	21,270.22	Special Assessment	21,270.22
Maintenance Fees Receivable	3,455.03	Equity	1,272,436.50
Prepaid	323,111.32	Operating Equity	45,181.56
Deposits	3,325.00	Unrealized Gain/Loss	1,910.46
TOTAL ASSETS	1,675,026.88	TOTAL LIABILITIES	1,675,026.88

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	114,468.78	802,417.11	799,516.65	2,900.46
EXPENSES:				
Building Expenses	16,677.66	97,885.39	75,599.95	22,285.44
Grounds	1,790.00	11,551.87	9,333.30	2,218.57
Pool/Club	1,646.97	12,869.61	6,883.30	5,986.31
Utilities	19,363.03	122,082.94	121,695.05	387.89
Administration	52,567.59	403,703.69	414,578.45	(10,874.76)
Reserves	24,348.50	170,439.50	170,439.50	0.00
TOTAL EXPENSES	116,393.75	818,533.00	798,529.55	20,003.45
SURPLUS/(DEFICIT)	(1,924.97)	(16,115.89)	987.10	(17,102.99)

COMMENTS:

071680
BELLA VISTA CONDOMINIUM INC

FINANCIAL REPORT
July 2024

BALANCE SHEET
REVENUE & EXPENSE BUDGET COMPARISON REPORT
MONTHLY TRANSACTION REGISTER
CHECK REGISTER
ACCOUNTS RECEIVABLE REPORT
CLOSING REPORT
ACCOUNTS PAYABLE REPORT
SORTED ACCOUNTS PAYABLE PURCHASE JOURNAL

PREPARED BY:
SENTRY MANAGEMENT, INC. (EXPORTED)

***** NOTES TO THE FINANCIAL *****

COA#	DESCRIPTION	COMMENTS	DATE
1015	PACIFIC WESTERN - CKG/ICS - PRIMARY	LAST RECONCILED ON 07/31/2024	08/23/2024
1016	PACIFIC WESTERN - CKG/ICS - RESERVE	LAST RECONCILED ON 07/31/2024	08/23/2024
1041	SEACOAST BANK - CHECKING - PR MGT/OPER	LAST RECONCILED ON 06/30/2024	08/15/2024
1065	PACIFIC WESTERN - MM/ICS - RESERVE	LAST RECONCILED ON 07/31/2024	08/23/2024
1067	SEACOAST BANK - MM - RESERVE	LAST RECONCILED ON 07/31/2024	08/23/2024
1068	RAYMOND JAMES - BROKERAGE - RESERVE	LAST RECONCILED ON 07/31/2024	08/20/2024
1069	RAYMOND JAMES - SAVINGS - RESERVE	LAST RECONCILED ON 07/31/2024	08/21/2024
1081	SEACOAST BANK - CHECKING - S/A	LAST RECONCILED ON 07/31/2024	08/19/2024
1082	RAYMOND JAMES - SAVINGS - S/A	LAST RECONCILED ON 07/31/2024	08/21/2024
1083	RAYMOND JAMES - INVESTMENT - S/A	LAST RECONCILED ON 07/31/2024	08/20/2024
2471	RESERVES - POOLED	VARIOUS EXPENSES-RENOVATION ARE MOVED TO SPENT FROM COA2471	07/31/2024
2471	RESERVES - POOLED	KINDLY REVIEW AND ADVISE.	07/31/2024
5010	BUILDING MAINTENANCE	HIGH AND OVER THE MONTHLY BUDGET DUE TO VARIOUS INVOICES.	07/31/2024
6040	CONTRACTED LAWN SERVICE	MAY LAWN SERVICE MISSING.	07/31/2024
8020	MANAGEMENT FEE	NON BUDGETED COA IN USE.	07/31/2024

BELLA VISTA CONDOMINIUM INC
BALANCE SHEET
July 2024

	OPERATING	RESERVE	S/A	TOTAL
CURRENT ASSETS				
1015	PACIFIC WESTERN - CKG/ICS - PRIMARY			48,578.35
1041	SEACOAST BANK - CHECKING - PR MGT/OPER			940.00
1065	PACIFIC WESTERN - MM/ICS - RESERVE	70,778.15		70,778.15
1067	SEACOAST BANK - MM - RESERVE	80,390.55		80,390.55
1068	RAYMOND JAMES - BROKERAGE - RESERVE	734,856.64		734,856.64
1069	RAYMOND JAMES - SAVINGS - RESERVE	388,321.62		388,321.62
1081	SEACOAST BANK - CHECKING - S/A		21,267.60	21,267.60
1082	RAYMOND JAMES - SAVINGS - S/A		2.59	2.59
1083	RAYMOND JAMES - INVESTMENT - S/A		0.03	0.03

	49,518.35	1,274,346.96	21,270.22	1,345,135.53

1210	ACCOUNTS RECEIVABLE			3,455.03

	3,455.03			3,455.03

	3,455.03	0.00	0.00	3,455.03

PREPAID ASSETS				
1310	LLOYDS LONDN PROP 4/15/24-25 \$395,932.88			263,955.28
1311	CUMIS PACKAGE INS 1/31/24-25 \$20,504.40			10,252.20
1316	GREENWICH UMBRELLA 1/31/24-25 \$4,706.40			2,353.20
1330	HARTFORD FL INS 07/16/24-25 \$40,230			40,230.00
1343	FEDERATED EQUIPMENT 1/31/24-25 \$1,965.00			982.50
1355	KONE INC 6/1-8/31/24 \$6,396.48			2,132.16
1378	TECHNOLOGY WC INS 1/31/24-25 \$3,460.00			1,729.98
1379	AM TRUST WC INS 1/31/24-25 \$2,952.00			1,476.00

	323,111.32	0.00	0.00	323,111.32

FIXED ASSETS - DEPOSITS				
1712	TECO PEOPLES GAS DEPOSIT			1,275.00
1750	CITY DAYTONA BEACH SHORES- SEWER/GARBAGE			2,050.00

	3,325.00	0.00	0.00	3,325.00

	379,409.70	1,274,346.96	21,270.22	1,675,026.88
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TOTAL ASSETS

BELLA VISTA CONDOMINIUM INC
 B A L A N C E S H E E T
 July 2024

	OPERATING	RESERVE	S/A	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	15,741.06			15,741.06
2020 ACCRUED ESTIMATED EXPENSES	5,375.00			5,375.00
2040 SPECIAL - HURRICANE LOSS			176,109.93	176,109.93
2041 SPENT FROM SPECIAL ASSESSMENT			(154,839.71)	(154,839.71)
2120 FINANCED INS - AFCO \$338,681.42 11 PMTS	246,313.76			246,313.76
2130 PREPAID ASSESSMENTS	66,798.32			66,798.32
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	334,228.14	0.00	21,270.22	355,498.36
RESTRICTED EQUITY - RESERVES				
2215 RESERVES - INTEREST		26,697.37		26,697.37
2271 RESERVES - POOLED SPENT FROM RESERVES		1,392,439.37		1,392,439.37
2471 RESERVES - POOLED		(146,700.24)		(146,700.24)
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	0.00	1,272,436.50	0.00	1,272,436.50
OPERATING EQUITY				
2635 UNREALIZED GAIN/LOSS - RAYMOND JAMES		1,910.46		1,910.46
2650 PRIOR YEAR SURPLUS (DEFICIT)	61,297.45			61,297.45
2670 CURRENT YEAR SURPLUS (DEFICIT)	(16,115.89)			(16,115.89)
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	45,181.56	1,910.46	0.00	47,092.02
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TOTAL LIABILITIES & EQUITY	379,409.70	1,274,346.96	21,270.22	1,675,026.88

BELLA VISTA CONDOMINIUM INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JULY 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
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INCOME

OPERATING INCOME

4020 ASSESSMENTS - MONTHLY	114,000.00	114,000.00	0.00	798,000.00	798,000.00	0.00	1,368,000
4060 LATE CHARGES	68.78	166.67	- 97.89	381.11	1,166.65	-785.54	2,000
4080 CLOSING FEES	300.00	0.00	300.00	300.00	0.00	300.00	0
4120 MISCELLANEOUS	0.00	50.00	- 50.00	1,150.00	350.00	800.00	600
4197 FOBS/GARAGE OPENERS	0.00	0.00	0.00	286.00	0.00	286.00	0
4280 APPLICATION FEES	100.00	0.00	100.00	1,300.00	0.00	1,300.00	0
4340 INTEREST - RESERVES	4,982.89	0.00	4,982.89	26,697.44	0.00	26,697.44	0
4350 INTEREST ALLOC TO RESERVES	-4,982.89	0.00	-4,982.89	-26,697.44	0.00	-26,697.44	0
4411 ELECTRIC - STORAGE UNITS	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0
4970	114,468.78	114,216.67	252.11	802,417.11	799,516.65	2,900.46	1,370,600
4980 TOTAL INCOME	114,468.78	114,216.67	252.11	802,417.11	799,516.65	2,900.46	1,370,600

EXPENSES

BUILDING MAINTENANCE

5010 BUILDING MAINTENANCE	11,714.81	4,166.67	7,548.14	41,224.42	29,166.65	12,057.77	50,000
5030 BUILDING SUPPLIES	1,118.06	1,500.00	-381.94	19,455.39	10,500.00	8,955.39	18,000
5062 BACKFLOW CERTIFICATION	0.00	45.83	- 45.83	0.00	320.85	-320.85	550
5095 ELEVATOR CONTRACT	2,132.16	2,166.67	- 34.51	10,660.80	15,166.65	-4,505.85	26,000
5100 PAINTING-MINOR	67.63	166.67	- 99.04	2,417.86	1,166.65	1,251.21	2,000

BELLA VISTA CONDOMINIUM INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5110 BUILDING CLEANING	1,560.00	1,583.33	- 23.33	11,320.00	11,083.35	236.65	19,000
5141 MISCELLANEOUS EQUIPMENT REPAIR	0.00	666.67	-666.67	11,186.82	4,666.65	6,520.17	8,000
5240 INTERIOR PEST CONTROL	0.00	166.67	-166.67	575.00	1,166.65	-591.65	2,000
5250 EXTERIOR PEST CONTROL	85.00	141.67	- 56.67	170.00	991.65	-821.65	1,700
5310 DOMESTIC WATER PUMP SERVICE	0.00	37.50	- 37.50	0.00	262.50	-262.50	450
5352 FIRE ALARM MONITORING	0.00	33.33	- 33.33	575.10	233.35	341.75	400
5353 FIRE PUMP INSPECTION	0.00	41.67	- 41.67	0.00	291.65	-291.65	500
5361 FIRE ALARM SPRINKLER	0.00	83.33	- 83.33	300.00	583.35	-283.35	1,000
5799	16,677.66	10,800.01	5,877.65	97,885.39	75,599.95	22,285.44	129,600

6040 CONTRACTED LAWN SERVICE	1,790.00	1,041.67	748.33	8,811.67	7,291.65	1,520.02	12,500
6044 LAWN SUPPLIES	0.00	166.67	-166.67	826.25	1,166.65	-340.40	2,000
6590 GENERATOR MAINTENANCE	0.00	125.00	-125.00	1,913.95	875.00	1,038.95	1,500
6599	1,790.00	1,333.34	456.66	11,551.87	9,333.30	2,218.57	16,000

POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	1,575.00	625.00	950.00	9,811.65	4,375.00	5,436.65	7,500
7060 CHEMICALS & SUPPLIES	71.97	291.67	-219.70	1,475.65	2,041.65	-566.00	3,500
7090 CLUBHOUSE-EQUIP-REPAIR	0.00	66.67	- 66.67	1,582.31	466.65	1,115.66	800
7899	1,646.97	983.34	663.63	12,869.61	6,883.30	5,986.31	11,800

BELLA VISTA CONDOMINIUM INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
UTILITIES							
7910 ELECTRIC	3,264.83	3,000.00	264.83	22,672.99	21,000.00	1,672.99	36,000
7922 SEWER & GARBAGE	5,735.80	4,333.33	1,402.47	38,362.36	30,333.35	8,029.01	52,000
7926 IRRIGATION & WATER	4,619.75	3,333.33	1,286.42	21,605.93	23,333.35	-1,727.42	40,000
7950 CABLE	5,357.46	5,218.33	139.13	26,858.71	36,528.35	-9,669.64	62,620
7960 GAS-BUILDING	385.19	1,500.00	-1,114.81	12,582.95	10,500.00	2,082.95	18,000
7999	19,363.03	17,384.99	1,978.04	122,082.94	121,695.05	387.89	208,620
ADMINISTRATIVE							
8010 ONSITE MANAGEMENT	4,787.61	6,250.00	-1,462.39	38,719.73	43,750.00	-5,030.27	75,000
8013 PAYROLL TAXES	2,998.94	1,208.33	1,790.61	23,585.37	8,458.35	15,127.02	14,500
8014 MAINTENANCE	5,772.71	7,666.67	-1,893.96	45,163.20	53,666.65	-8,503.45	92,000
8020 MANAGEMENT FEE	850.00	0.00	850.00	5,950.00	0.00	5,950.00	0
8040 POSTAGE	30.72	58.33	-27.61	537.56	408.35	129.21	700
8058 OFFICE EXPENSE GENERAL	-52.48	0.00	-52.48	2,053.59	0.00	2,053.59	0
8060 COPIES/PRINTING/SUPPLIES	148.50	300.00	-151.50	3,524.76	2,100.00	1,424.76	3,600
8080 CPA SERVICES	0.00	1,150.00	-1,150.00	5,900.00	8,050.00	-2,150.00	13,800
8100 LEGAL EXPENSE	0.00	250.00	-250.00	247.50	1,750.00	-1,502.50	3,000
8120 INSURANCE	33,158.16	33,486.42	-328.26	224,093.50	234,404.90	-10,311.40	401,837
8122 FLOOD INSURANCE	0.00	3,385.42	-3,385.42	0.00	23,697.90	-23,697.90	40,625
8127 INSURANCE-LIABILITY	2,100.90	2,162.00	-61.10	12,605.40	15,134.00	-2,528.60	25,944
8130 WORKER'S COMPENSATION	534.33	366.67	167.66	4,842.02	2,566.65	2,275.37	4,400
8143 PERMITS/LICENSES	200.00	66.67	133.33	800.00	466.65	333.35	800
8162 OFFICE PHONE AND INTERNET	446.15	400.00	46.15	3,265.81	2,800.00	465.81	4,800
8180 INCOME TAX	0.00	0.00	0.00	15,592.00	0.00	15,592.00	0
8190 MISCELLANEOUS	343.20	200.00	143.20	1,541.30	1,400.00	141.30	2,400

BELLA VISTA CONDOMINIUM INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JULY 2024

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	7 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
8230 BANK CHARGES	0.00	0.00	0.00	40.00	0.00	40.00	0
8260 SECURITY SYSTEM MAINTENANCE	0.00	166.67	-166.67	0.00	1,166.65	-1,166.65	2,000
8300 GROUP INSURANCE	1,248.85	1,533.33	-284.48	8,741.95	10,733.35	-1,991.40	18,400
8335 RESERVE ANALYSIS FUND	0.00	541.67	-541.67	6,500.00	3,791.65	2,708.35	6,500
8460 BUREAU OF CONDOMINIUM FEES	0.00	33.33	- 33.33	0.00	233.35	-233.35	400
8479	52,567.59	59,225.51	-6,657.92	403,703.69	414,578.45	-10,874.76	710,706
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	24,348.50	24,348.50	0.00	170,439.50	170,439.50	0.00	292,182
9299	24,348.50	24,348.50	0.00	170,439.50	170,439.50	0.00	292,182
9980 TOTAL EXPENSES	116,393.75	114,075.69	2,318.06	818,533.00	798,529.55	20,003.45	1,368,908
9990 GAIN (LOSS)	(1,924.97)	140.98	2,065.95	(16,115.89)	987.10	17,102.99	1,692